LNT CARE DEVELOPMENTS

PLANNING STATEMENT

PROPOSED NEW CARE HOME FOR OLDER PEOPLE

LAND NORTH EAST OF HAVERHILL, ENGLISH WAY, HAVERHILL

LNT Care Developments
Helios 47
Leeds
LS25 2DY

November 2025

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1.0 INTRODUCTION

1.1 This statement is submitted in support of the planning application made on behalf of LNT Care Developments, a company with considerable experience in the operation and construction of care homes for older people.

1.2 LNT has developed approximately 250 care homes over the last 30 years, equating to more than 15,000 quality care beds specifically providing for the care of older people across England. Around 1 in 3 newly built care homes in the UK are developed by LNT.

1.3 The homes are operated by one of three sister companies, Danforth Care Homes, Crystal Care and Oyster Care Homes. These three companies operate under the umbrella of LNT Care Developments, the leading specialist care developers in the UK. With over 30 years' experience of developing care homes, innovation and investment has allowed the company to progress the care home designs and guarantee delivery of care homes fit for the future.

1.4 The site is part of the sustainable urban extension which St Edmundsbury Borough Council granted outline planning permission for on 15 August 2018 for residential development of up to 2,500 units (including Use Classes C2/C3), two primary schools, two local centres for retail, commercial and employment use (Use Classes A1/A2/A3/A4/A5, B1 and D1/D2), open space and landscaping and associated infrastructure that form Great Wilsey Park, Haverhill (ref: DC/15/2151/OUT).

1.5 The care home proposed is a purpose-built, two storey, sixty-six bed residential care facility for older people, with associated access, parking and landscaping. The development of the site will provide a modern compliant care home to meet current government standards.

1.6 The site is located in Parcel A4 of Great Wilsey Park and will have good accessibility to public transport, amenities and local services.

2.0 THE SITE AND SURROUNDINGS

The Site

2.1 The site covers an area of approximately 6807sqm (1.68 acres) and takes up the northern most part of parcel A4, which is specified for C2 care on the approved parameters plan. Immediately to the west of the site is a Green Infrastructure area with a school and local centre beyond.

2.2 The site is located to the north east of Haverhill, approximately 1.5km from the town centre and accessible via the recently constructed English Way, which leads off Gurteen Avenue, which is accessed from Haverhill Road.



Figure 1 – Aerial view of the site

2.3 The site is part of the sustainable urban extension located at the north-east edge of Haverhill and lies within the parishes of Little Wratting and Kedington. The site was allocated in the 2010 Core Strategy and the 2014 Haverhill Vision 2031 for the development of up to 2,500 new homes alongside public open space and recreation facilities, employment opportunities and education, community and leisure facilities; a development that is now known as 'Great Wilsey Park'.

2.4 This application seeks approval of reserved matters, pursuant to the outline application (DC/15/2151/OUT) in relation to a portion of parcel A4. The reserved matters include access, appearance, landscaping, layout and scale for the area identified in red on the accompanying site plan.

PLANNING HISTORY

2.5 The site benefits from outline planning permission with all matters reserved for a residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure. This application was approved by St Edmundsbury Council on 15th August 2018.

2.6 Several applications have since come forward for approval of reserved matters, amendments and condition discharge, the pertinent ones of which are set out in the table below:

DC/19/0834/RM	Infrastructure RMA	Approved May 2020
NMA(B)/15/2151	NMA to amend condition 3 to update road hierarchy parameter plan and Building heights parameter plan	Approved November 2019
DC/19/1940/RM	Residential Reserved Matters – Parcels A1, A2 and A8	Approved September 2020
C/24/1452/RM	RMA for the Local Centre	Approved May 2025

3.0 THE PROPOSED DEVELOPMENT

3.1 This full planning application seeks planning permission for a new purpose-built, two storey, sixty six bed residential care facility for older people with associated access, car parking and landscaping.

3.2 The proposed care home would be predominantly of brick construction with a single ply membrane roof, as described further in detail in the associated Design and Access Statement. In total the development will provide 3,400sqm internal floor area over two floors and would provide an attractive and appropriate community building for this site.

3.3 The facility will be fully compliant with the National Care Standards Act 2000 and to meet the provisions of the Health and Social Care Act 2008, which reflected the general progressive nature of the improving standards being implemented in the provision of Social Care.

3.4 This legislation led to the establishment of the CQC, the current Regulatory Authority in respect of Social Care provision. Of our operational care homes, all are rated good or outstanding by the CQC. This means that the homes are built and operated in a way that meets and exceeds the CQC's stringent expectations.

3.5 Further details on the scheme's compliance with the above legislation as well as key design and access considerations are considered in depth in the accompanying Design and Access Statement.

ECONOMIC BENEFITS

3.6 The proposed development will bring with it important economic benefits to the local economy in terms of employment opportunities and investment in construction.

3.7 A study undertaken on behalf of the UK Contractors Group found that a £1 investment in construction results in £2.84 in terms of benefits to the wider economy, as outlined in Fig.2 below.

3.8 The construction cost alone of the proposed development is substantial; bearing in mind the above table, this development should result in an extremely large contribution to the local economy.

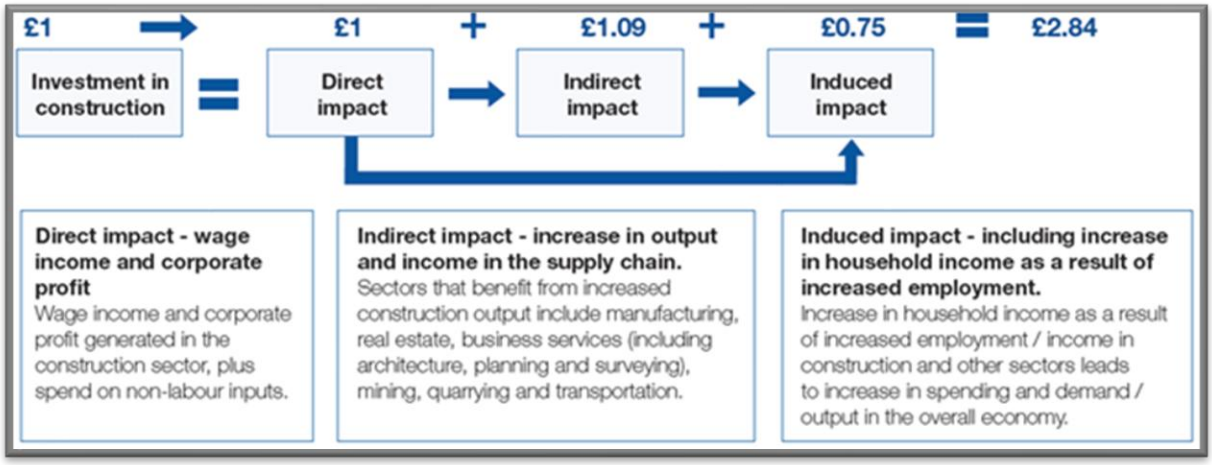


Fig 2: Image from UK Contractors Group study

3.9 Planning Inspectors have highlighted in appeal decisions the significant weight to be attributed to the need to support economic growth through the planning system and the contribution that new development can make to economic growth.

3.10 In terms of employment generation, between 50-60 jobs will be created that would be offered to suitable candidates from the local area. These jobs would range from the Home Manager; a series of Care Workers; through to Catering and Domestic Assistants and would equate to a full-time equivalent of 47 jobs.

4.0 PLANNING POLICY AND SCHEME APPRAISAL

4.1 The following paragraphs are intended to deal briefly with the national and local policy contexts and thereafter provide an appraisal to indicate the proposed developments acceptability. It is also intended to address all relevant policy areas that have been taken into account as material considerations in the formulation of this application.

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

4.2 The National Planning Policy Framework (NPPF[1]) was revised in December 2024. It is a key and overarching material consideration that guides development of planning policies and judgements. Key guiding policies are outlined below.

4.3 National Planning Practice Guidance (PPG) underpins the following policies and helps to clarify their appropriate application (see Material Considerations).

Chapter 2: Achieving Sustainable Development

4.4 The NPPF defines the planning system's purpose as contributing to the achievement of sustainable development. This generally means that planning decisions should pursue social, economic and environmental objectives (as set out in paragraph 7) in mutually supportive ways.

[1] *The revised National Planning Policy Framework 2024*
https://www.gov.uk/government/publications/national-planning-policy-framework--2

4.5 These objectives should principally be delivered through the production and implementation of a Development Plan (paragraph 9), with the 'presumption in favour of sustainable development' being used to ensure sustainable development "is pursued in a positive way" (paragraph 10).

4.6 Paragraph 11 of the NPPF defines this presumption that, for decision-taking, means approving development proposals that accord with an up-to-date development plan without delay. Where there are out-of-date policies (as is the case here), NPPF policies (as a whole) attract greater weight and the proposals should be approved unless the harm *"significantly and demonstrably outweigh"* its benefits.

Chapter 5: Delivering a Sufficient Supply of Homes

4.7 A key national policy priority is to significantly boost the supply of homes and is particularly important that an appropriate mix of housing types are supplied for the local community (paragraph 61). This should also reflect the needs of older people (paragraph 63). These policies make clear that the provision of care accommodation is critical and should be encouraged. This is emphasised further in PPG (outlined below).

4.8 Mixed tenure sites are recognised as important in delivering a sufficient supply of homes, creating diverse communities and supporting timely build out rates. Mixed tenure sites can include a mixture of ownership, as well as housing "*designed for specific groups such as older people's housing" (paragraph 71).*

Chapter 6: Building a Strong, Competitive Economy

4.9 Planning decisions "*should help to create the conditions in which businesses can invest, expand and adapt".* Significant weight should therefore be attached to developments that enables economic growth and productivity, particularly taking account of local business needs and wider opportunities for development (paragraph 85). The approach to this should allow areas to build on their strengths, counter weaknesses and address future challenges.

4.10 In this context, planning policies are required to outline a clear economic vision and strategy, positively and proactively encourage sustainable economic growth, seek to address barriers to investment, and "*be flexible enough to accommodate needs not anticipated in the plan… and to enable a rapid response to changes in economic circumstances" (*paragraph 86(e)).

4.11 Decisions should also recognise and address the specific locational requirements of different sectors (paragraph 87). This is important given that care homes need to address specific local needs and ensure older people have access to a range of accommodation in familiar and familial settings.

Chapter 8: Promoting Healthy and Safe Communities

4.12 Paragraph 96 states that planning decisions should aim to create healthy, inclusive and safe places and sets out key objectives to achieve this. Decisions should also take an integrated approach to considering the location of housing, economic uses and community facilities and services (paragraph 98 (e)).

Chapter 11: Making Effective Use of Land

4.13 The NPPF prioritises the effective use of land to meet housing needs, whilst improving the environment and ensuring safe and healthy living conditions (paragraph 124).

4.14 Decisions should apply substantial weight to the value of using previously developed land within settlements, and should support development that makes better use of under-utilised land; "*especially where this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively"* (paragraph 125 (d)).

4.15 Decisions are also required to "*reflect changes in the demand for land"* and should be informed by regular reviews of allocated land and land availability. Where there is no reasonable prospect of an application coming forwards for its allocated use, "*applications for alternative uses on the land should be supported"* where this "*would contribute to meeting an unmet need for development in the area"* (paragraph 127(b))

4.16 Making effective use of land also means achieving appropriate densities, which should be informed by housing needs, market conditions and viability, infrastructure demands, design and appearance (paragraph 128).

Chapter 12: Achieving Well-Designed Places

4.17 Delivering high-quality, beautiful and sustainable buildings is a key element of the planning and development process, with achieving good design being a key aspect of delivering sustainable development (paragraph 131).

4.18 Paragraph 135 of the NPPF sets out design criteria that proposals and decisions should meet to deliver good, high-quality design. These principles centre around the quality and amenity of an area; good architecture, layout and landscaping; the proposal's integration with the surrounding area; its effective function and the optimal use of land.

4.19 Decisions should attach significant weight to development that reflects local design policies and guidance and government design guidance (paragraph 139).

4.20 Broader national design policies and guidance aimed at achieving well-designed places are set out and considered in the accompanying Design and Access Statement.

LOCAL PLANNING POLICY

4.21 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.22 The current development plan for the site is the West Suffolk Local Plan 2024-2041 which was adopted at a meeting of the Council on 15 July 2025. This sets out the vision, objectives, spatial strategy and overarching policies for the provision of new development in the area up to 2041.

4.23 Consideration must also be given to the Haverhill Vision 2031 which provides a framework for managing the continued growth in the town over the next two decades.

West Suffolk Local Plan

4.23 **Policy SP1 (The climate and environment emergency and sustainable development):** The purpose of policy SP1 is to provide a framework and direction that will ensure an optimum and comprehensive approach to sustainable development that will contribute to the council's goal of achieving net zero carbon emissions in the district. Given the sustainable green credentials of the proposed care home, the housing need which it would meet and the sustainable location of the site, the proposal entirely accords with this policy.

4.24 **Policy SP2 (Flood risk and sustainable drainage):** Development will be directed to those areas at the lowest risk of all forms of flooding taking into account the impacts of climate change and current and future available sites appropriate for the proposed development in areas with a lower risk of flooding. Site-specific flood risk assessments (FRA) and surface water drainage strategies should clearly demonstrate the proposal's contribution towards reducing the impacts of all flood risk and providing betterment over the existing situation. The submitted drainage strategy document details how the proposed care home and development of the site as a whole complies with this policy.

4.25 **Policy LP1 (Sustainable design and construction):** The purpose of this policy is to ensure sustainable design and construction is considered at the earliest stage of new development proposals. As per the submitted sustainability statement, the proposed care home represents an extremely sustainable development in terms of design, construction, environment, location, and health and social inclusion, and therefore is in accordance with this policy.

4.26 **Policy LP3 (Electric vehicles charging points in new developments):** under the requirements of this policy, all proposals for non-residential development and residential institutions such as care homes are required to provide smart EV charging points and charging infrastructure including cable routes to enable the installation of electric vehicle charging points as appropriate to the use proposed, having regard to the adopted standards (Suffolk Guidance for Parking 2023 and successor documents). As per the submitted details, the proposed care home will include 6 EVCPs with future provision for additional points so adheres to the requirements of this policy.

4.27 **Policy LP6 (Renewable and low carbon energy):** This policy is mainly aimed at large scale renewable proposals such as wind or solar farms, however it supports the integration of renewable technology on proposed structures providing it does not adversely impact the amenities of sensitive neighbouring uses (including residential amenities) in matters such as visual dominance, noise, fumes, odour, vibration, glint and glare, shadow flicker, traffic generation. The proposed care home will produce over 80% of its required energy from photovoltaic panels on the roof and ground source heat pumps, meaning this policy will be complied with.

4.28 **Policy SP3 (Health and wellbeing)**: The purpose of this policy is to ensure the health and wellbeing of all West Suffolk residents is at the heart of design and delivery of all new development. This includes helping people stay well and live in a safe environment which is one of the main purposes

of the proposed care home, which is entirely in accordance with this policy, as demonstrated in the submitted Sustainability, Energy and Health Impact Assessment.

4.29 **Policy SP4 (Design):** All new development must create and contribute to a high quality, safe and sustainable environment by adhering to the principles set out in this policy, including: Sustainable design; local character and context; density, scale and relationship; landscape setting; sustainable movement and reducing the need for car journeys; protection of amenity; and the creation of sustainable communities. The proposed care home wholly adheres to the requirements of this policy as set out in accompanying plans and documents.

4.30 **Policy SP5 (Green Infrastructure):** The purpose of the policy is to protect existing green infrastructure (GI) in West Suffolk ensuring that its integrity and connectivity is retained, restored, protected and enhanced, and to deliver new green infrastructure which will support sustainable development. The proposed care home development allows for the retention and protection of the existing hedgerows as well as the provision of additional trees and planting as part of comprehensive landscape scheme and therefore complies with this policy.

4.31 **Policy LP14 (Housing needs for specific groups):** Proposals for specialist housing and care accommodation for older, and/or vulnerable persons and people with disabilities to reflect the needs of the changing demographic profile of the district's population will be supported by the Council. This policy sets out specific criteria for the design, layout and delivery of such developments – all of which are met by the proposed care home.

4.32 **Policy LP41 (Active and Sustainable Travel):** The purpose of this policy is to ensure that high quality walking and cycle infrastructure is delivered by new development to significantly increase the number of trips that are carried out by sustainable modes of travel. As the proposal is part of a Sustainable Urban Extension which has an extensive infrastructure and network of cycleways and pedestrian routes, the proposed care home will contribute to this by further extending that network and providing cycle parking and changing facilities/showers. The proposal therefore accords with this policy.

4.33 **Policy LP43 (Transport Assessments, Transport Statements and Travel Plans)**: For major development and/or where a proposal is likely to have significant or complex transport implications, the Council requires the applicant to submit a travel plan and transport statement. Both of these documents are submitted as part of this application, in order to comply with this policy.

4.34 **Policy LP44 (Parking standards):** All proposals for development are required by this policy to provide appropriately designed and sited car parking and secure cycle storage and where necessary two-wheeler parking. Provision should be made for visitor, emergency, delivery, service, and disabled vehicle parking. Proposals must also have regard to the adopted standards, which in this case would require 40 car parking spaces. Although the proposal includes for slightly under this amount (36), this is based on experience from delivering over 250 care homes across the UK in the past 30 years. From that experience, the applicants have established that between 25-30 car parking spaces is the optimal number for a home of this size, therefore 36 will be more than enough for the operator, who

is also the applicant's sister company. In this regard, the proposal therefore complies with this policy and the requirements of the NPPF. Further information and justification is set out in the accompanying Transport Statement.

4.35 **Policy AP14 (North-east Haverhill):** This policy sets out the requirements for the wider Northeast Haverhill development, which the site is within. The allocation is for a mixed-use development to provide around 2500 homes, and the proposed care home development is inline with the allocation and policy.

Haverhill Vision 2031

4.36 The Haverhill Vision 2031 was adopted on 23 September 2014 and essentially sets out where growth will happen around Haverhill, and what services, infrastructure and quality of life aspirations accompany that growth. It forms part of the West Suffolk Local Plan and sets out several ambitions for Haverhill.

4.37 The main aims of the Vision document are:

- To allocate significant sites for growth, ensuring that development is sustainable and well-planned;
- To shape new neighbourhoods that are integrated into the town;
- To ensure new development is sensitive to landscape and the countryside edge;
- To make the town centre a stronger, more vibrant place; and,
- To provide the everyday services people need: schools, health, and community facilities.

4.38 **Policy HV4: (Strategic Site – North-East Haverhill):**
This policy refers in the main to the master planning and strategic development of north east Haverhill, and as the outline planning application has since been approved and various phases of the overall development have been built out, it has come forward in line with the aspirations of this policy. The proposed care home development would further strengthen the offering of this mixed use strategic development, in line with this policy, and the Haverhill Vision as a whole.

Planning Practise Guidance – Housing for Older and Disabled People

4.39 The PPG on housing for older people largely retains an overview of why it is important to plan for the housing needs of older people, but makes clear that authorities should have an understanding of how the ageing population affects housing needs "from the early stages of plan-making".

4.40 It also provides broad guidance on the housing needs of older people and sets out the differences in the types of older persons housing. Most notably in this instance, it states that housing for older people (including care homes) can be counted against housing requirement figures, and that decision makers should consider the location and viability of developments which include specialist housing for older people.

SCHEME APPRAISAL

4.41 A general assessment of the scheme against relevant national and local policies set out above would indicate the scheme is in general compliance.

Principle of Development

4.42 The site is part of a wider development scheme which has outline consent and therefore the principle of development is accepted.

4.43 The proposed care home development, which is commercial by definition, is very much residential in nature. It is, therefore, entirely compatible with the immediate surroundings which include new and existing residential properties and community uses.

4.44 The site will benefit from sustainable transport links, including access to safe pedestrian and cycle routes and bus stops within walking distance providing regular services within Haverhill itself and beyond.

4.45 The site is seen as an excellent opportunity to provide a new purpose-built care facility fully compliant with the requirements of the Care Standards Act. It would not only serve an identified local need but would be highly accessible to the community, providing both service and employment.

Design

4.46 As set out in the accompanying Design and Access Statement, it is considered that the proposal would positively contribute to the built environment in this location by creating a landmark community building having regard to the principles of good urban design. It will enhance the character of the site, and have a positive impact on the street scene.

4.47 The building will optimise the opportunities the site offers for residents in terms of aspect, views and amenity provision. The building is positioned to allow the main lounges at the centre of the building to maximise the views out over the courtyard areas, and the landscaped gardens have different areas which benefit from sun and shade at various times of the day to suit residents needs. The community hub with its associated activity and movement also provides for an interesting outlook beyond the immediate grounds of the care home.

4.48 The proposed two storey care home would be sympathetic to the vision and core objectives within the Local Development Framework. The size and scale of the proposed care home is to accommodate the operational needs of the home and provide the required quantum of development required in order to achieve viability.

4.49 The planning benefits of the scheme are considered to carry significant weight. The proposed care home has been sympathetically designed to fit in with future development and features a good landscaped setting appropriate to its use and community function. The scheme will provide a new building that will positively contribute to the character and appearance of the developing area.

4.50 The scheme design is of a scale and intensity which would sit comfortably within the site and its surroundings without any resultant harm to the character or amenity of the area, whilst still presenting itself as an important community building. The proposal is a single building for a care use with an abundance of varied types of amenity space contained within its boundaries for all residents to enjoy. There is adequate distance to adjoining boundaries to prevent any undue or unacceptable overlooking or overshadowing of surrounding future uses. The proposed building provides the opportunity for a high-quality design that adds to local character, in accordance with both local and national planning policy.

Landscaping

4.51 As part of the proposed development, the site will be landscaped to an appropriate level for this important location with frontage onto the new estate road off English Way. A detailed landscaping scheme has been submitted which has been designed with the residents in mind and will be attractive and inviting and will create a less institutionalised feel to the development. New planting will reflect the local character with native species included within the design and will be suitably managed and protected to ensure longevity and to provide screening and visual interest to the site.

4.52 There will be adequate amounts of landscape amenity space around the care home, with the majority of the elevations of the building looking directly over these spaces. As well as the ground floor main lounges and garden room, many of the ground floor bedrooms also have direct garden access. In Quantitative terms 3832sqm of external amenity space would be provided which equates to a ratio of 58sqm per resident. It is considered that the application proposals accord with both local and national policy in this instance.

Transport Considerations

4.53 The site is set in a sustainable location for both current and planned sustainable modes of travel including walking, cycling and public transport, as set out in the accompanying Highways Technical Note/Transport Assessment and Travel Plan.

4.54 Given the nature of the development and location of the site, the level of car parking demand and anticipated traffic generation are unlikely to be significant. Based on the experience of the applicants in their operation of other similar types and sizes of facility, it is considered that no parking or adverse highway or pedestrian safety issues would arise from the day to day working of the care home. The applicant is confident that the level of parking is more than sufficient, and it would not be in their interests as operator of the care home to underprovide.

4.55 The proposed access arrangements and availability of alternative modes of travel to the site, in conjunction with the submitted Travel Plan, should significantly demonstrate that the potential level of vehicular activity and impact on the local highway network is acceptable.

4.56 Whilst it is recognised that the proposed level of car parking is not quite in line with the Suffolk County Council Parking Standards, the applicant, who will operate the care home once completed is confident that 36 spaces is enough. Given the number of care homes of this size which the applicant

operates, their experience is that 25 is the optimum number and it would not be in the applicants' interest to underprovide car parking.

4.57 The application proposal will not unduly impact on the surrounding highway network and hence the proposal accords with both local and national planning and highway policies in this respect.

Sustainability Considerations

4.58 In terms of building design, steps have been taken to reduce energy demand having regard to the operational requirements of the home. Externally the building has been designed with glazed areas to maximise access to natural light and to minimise energy requirements for lighting and heating in communal areas, in particular in the main day lounge/dining areas and the quiet lounges. All glazing would be specified to minimise heat loss and excessive solar gain. Other glazing in the corridors and stairwells will provide natural light into circulation areas, reducing the level of artificial lighting required.

4.59 Low energy luminaires and occupancy sensors would be used throughout the home in the communal areas, corridors, bathrooms, toilets and en-suites to minimise energy used. There would also be a control centre which will enable areas within the building to be isolated at night to further minimise energy use.

4.60 High levels of insulation will be provided to reduce the consumption of energy required for heating. The Building Regulations submission provides the Simplified Building Energy Model (SBEM) calculations relating to the energy efficiency of the building including the heating, lighting and orientation of the building. This requires an increase in efficiency of the target provided for the building in line with the current Building Regulations.

4.61 A ground source heat pump system and solar photovoltaic panels are proposed to provide heating and power to the building which would generate in excess of 80% of the facilities energy requirements from renewable sources, with a commensurate reduction in carbon emissions. More information on this can be found in the submitted Sustainability, Energy and Health Impact Assessment.

6.0 CONCLUSION

6.1 The proposed development for a care home on this site is in accordance with government policy in the NPPF. The site clearly lies within a sustainable location in close proximity to local facilities, local population and existing and proposed public transport services and is consistent with the objectives of the NPPF.

6.2 The development of the site will contribute to maintaining a socially inclusive community, whilst also providing significant numbers of jobs/employment. It is considered that the proposal would significantly improve the built and natural environment in this location by providing a community building that makes best use of the site having regard for the principles of good urban design.

6.3 The proposal accords with local planning policies contained within the West Suffolk Local Plan and The Haverhill Vision as discussed in detail earlier in this document. Consideration has also been given to relevant Supplementary Planning Guidance.

6.4 The proposed care home would provide a form of development that will positively enhance the character of the site and surrounding area, whilst also offering an important local community service. The design approach utilised is considered acceptable within the context of this particular site.

6.5 The development would also have a positive impact within the area by improving employment opportunities, both during construction and in the longer-term operation of the care home. In regeneration terms, it would result in a positive use that would fulfil a social care need and provide a sympathetic development in terms of design and that will be important from social, economic and physical regeneration perspectives.

6.6 A positive conclusion to this application would allow one of the applicants' own operational companies, to open a state of the art care home within the community, creating 60 full time equivalent jobs and 66 first class bedrooms for 66 happy residents to live in. The care home would be an invaluable part of the community and enhance the towns offering as a whole, adding to the character of the area and providing a fantastic facility for local residents in need of care.

6.7 In summary, the planning benefits that would be generated from the proposed development would be significant and far outweigh any adverse effects that might be attributable to it. On balance, the proposal should be considered to represent a wholly acceptable and positive proposal for which planning permission should be granted.